

TOWN OF WARREN REQUEST FOR PROPOSALS

Storage, Bathrooms, Concession and Office Facilities

Submittal Deadline: October 28, 2022 at 11:00 AM

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1. INTRODUCTION

The Town of Warren (the Town) is soliciting proposals for the installation and/or construction of storage, ADA compliant bathrooms, concession, and office facilities at Burr's Hill Park. These facilities can be either constructed on site or modular construction. The facilities are seasonal with the exception of the office space.

The intent of this Request for Proposals (RFP) is to identify one or more bidders with whom the Town might retain to perform this work.

In responding to this RFP, Bidders shall provide evidence of their qualifications. Responses will be evaluated on the effectiveness, depth, technical feasibility, comprehensiveness and cost. The Town of Warren then intends to choose one of the Bidders as a partner for executing the scope.

In posting this RFP, the Town reserves the right to:

- Contract with the winning Bidder to provide the services identified in Section 3.
- Adjust the scope of work.
- Reject any and all responses resulting from this RFP.
- Cancel the Solicitation at any time prior to the execution and approval of a contract. If this Solicitation is canceled, all proposals received in response to this RFP will be rejected.

The Town is not liable for any costs incurred by any person or firm responding to this RFP. The Town reserves the right to reject, as non-responsive, any proposals that do not contain the information requested in this RFP. Specific instructions for developing and submitting the RFP are provided in Sections 5 and 6. Late responses will not be accepted. The Town is under no obligation to return any proposals or materials submitted by a Bidder in response to this RFP.

Please direct all questions regarding this RFP (email only) to:

Bob Rulli, Director

Office of Planning & Community Development

Town of Warren

Email: brulli@townofwarren-ri.gov

2. TOWN OBJECTIVES

Install or construct storage, ADA compliant bathroom, concession, and office facilities at Burr's Hill Park.

3. REQUESTED SERVICES

The successful Bidder will construct or provide and install storage, ADA compliant bathroom and office facilities at Burr's Hill Park. With the exception of the office space, these facilities will have seasonal use. **Davis-Bacon Act is applicable to this project.**

4. SUBMITTAL INSTRUCTIONS

4.1 Questions – All questions related to this RFP must be submitted via email to Bob Rulli at the email address noted above.

4.2 Addenda to RFP – If it becomes necessary to revise any part of this RFP, or if additional information is necessary to clarify any of its Provisions, an addendum will be posted on the statewide procurement site, <http://www.purchasing.ri.gov/>

4.3 Content – The requirements listed in this Section represent the minimum content that must be included in each submittal. They are not intended to limit substantive content (unless expressly stated otherwise). It is the Bidder's responsibility to include information in their submittal that meets these minimum content requirements as well as any additional information that further demonstrates relevant qualifications.

4.3.1 Cover Letter

- 4.3.2 Description of Firm and Experience – Describe your firm’s legal structure, areas of expertise, length of time in business, number of employees and other information that would be helpful in characterizing your company.
- 4.3.3 Use of Subcontractors – Bidder must identify any subcontractors that will be used on this project and describe the contractual arrangement that will exist with all subcontractors. The Bidder will be considered the prime Contractor and will be fully responsible for the performance of all services, including the quality and timeliness of work performed by the subcontractor.
- 4.3.4 References – Provide three (3) municipal references for which your firm and/or your key personnel have provided similar services.
- 4.3.5 Bid Submittal – Three (3) copies of submittal must be received by the Warren Town Clerk, 514 Main Street, Warren, RI 02885 prior to 11:00 AM on October 28, 2022. Any submittal received after this time will be automatically rejected.
- 4.3.6 Proof of Insurance is required, the Town reserves the right to request a Performance Bond.

5. SELECTION CRITERIA

Responses will be based on experience, references, timing and price.

6. PROJECT TIMELINE

Milestone	Milestone Date
RFP Announced	October 7, 2022
Site Visit (contact Bob Rulli)	Individual site visits can be scheduled
End of question period	October 21, 2022 by 4:30 PM
Responses posted to http://www.purchasing.ri.gov	October 24, 2022 by 4:30 PM
Bids due	October 28, 2022 at 11:00 AM
Contractor Selected	November 8, 2022

Bid Form:

TO: Town of Warren
Office of the Town Clerk
514 Main Street
Warren, Rhode Island 02885

PROJECT:

DATE:

SUBMITTED BY:

ADDRESS OF BIDDER:

TELEPHONE NUMBER:

LICENSE #

BID

Having examined the place of work and all matters referred to in other sections of this document prepared by the Town of Warren, Planning Department for the abovementioned project, we the undersigned, hereby propose to enter into a contract to perform the work for a total sum of:

(Numerical Sum)

(Written Sum)

ACCEPTANCE:

This bid shall irrevocably be open to acceptance for ninety (90) days from the bid closing date. If this bid is accepted by the Owner within ninety (90) days, we will:

- 1.) Furnish the required bonds and insurance certificates in compliance with the provisions of the instruction to bidder.
- 2.) Commence work in accordance with the approved schedule with a completion date no later than ninety (90) days from the date of the notice to proceed.

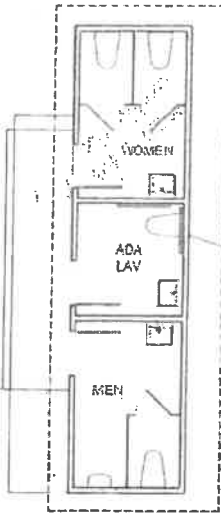
BID FORM SIGNATURES:

(Bidder's Printed Name)

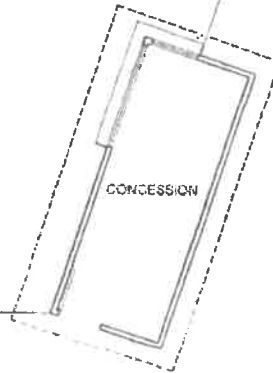
By: _____
(Signature)

Title : _____

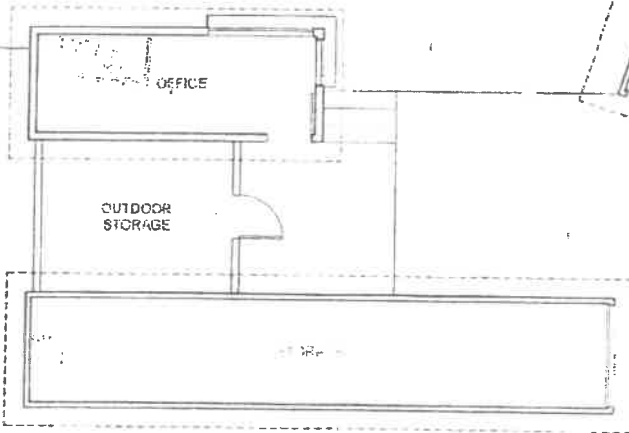
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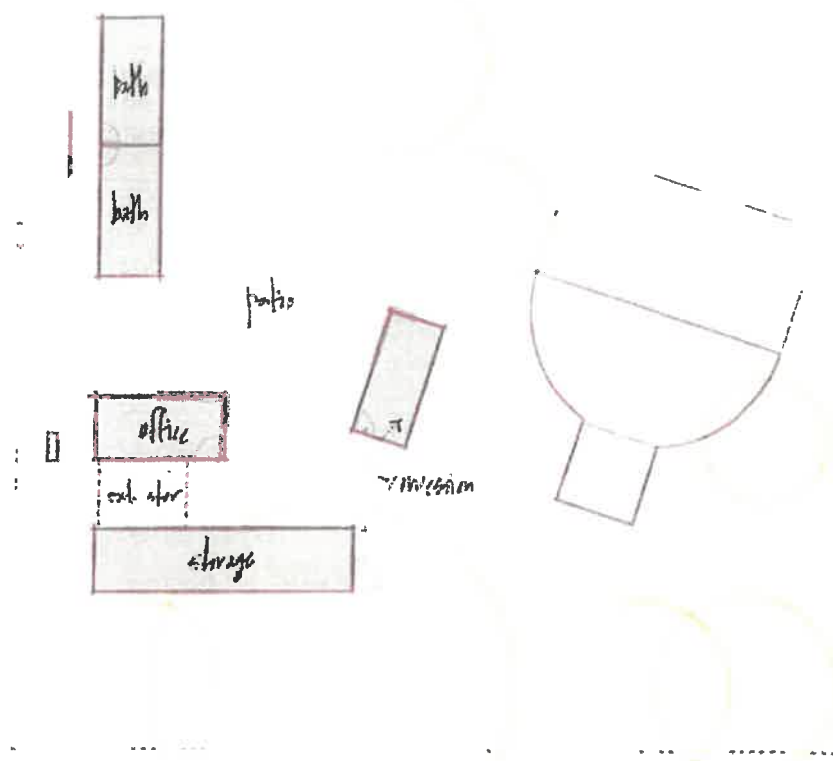


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PAVER PICNIC
AREA



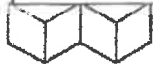
Band
SHELL





Detailed Specifications - External

Description	Storage	Bathroom	Concession	Office
Soffit – Hardie Board, Smartside or equivalent Panel (painted)	Yes	Yes	Yes	Yes
Cap Cod Gray SBC Single Dipped Shingles	Yes	Yes	Yes	Yes
4" Black LED recessed lights	2 (above roller door)	2 (1 above each door)	1 (above door)	1 (above door)
Window Trim	None	None	10" metal box window (or similar)	10" metal box window (or similar)
Facia Boards & Door Trim	Color - Same as Shingles	Color - Same as Shingles	Color - Same as Shingles	Color - Same as Shingles
Aluminum Gutters and Down Spouts	Color to match siding	Color to match siding	Color to match siding	Color to match siding
Door (including lock and key)	Roller door – size TBC (grey)	Grey Metal	Grey Metal	Grey Metal
Window	None	None	Ready Access 275 Single Panel Slider x 3	Ready Access 275 Single Panel Slider x 3
Vents	Yes (2)	Yes – (1) per bathroom	Yes (2)	None
Roofing	3 Tab Asphalt Roof Shingles – black	3 Tab Asphalt Roof Shingles – black	3 Tab Asphalt Roof Shingles – black	3 Tab Asphalt Roof Shingles – black



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Additional Specifications

Concession

- 2 x Sinks – stainless steel or similar
- Counter for food preparation & Storage
- Single floor drain
- *Refrigeration / freezing, electric stove will be provided by Customer.*

Bathroom

- Fixtures
 - 4 x 36" Grab Bars
 - 4 x Surface Mounted Twin-Hide-A-Roll Toilet Tissue Dispenser
 - 3 x Stainless Steel Frame Mirror - Tempered Glass
 - 3 x American Accessories South Dakota Series Horizontal Tank Soap Dispenser (or equivalent)
 - Toilet Partitions – Hard Plastic – 1 Stall and 1 Urinal (men's), 2 Stalls (Women)
 - 3 x Electric Fast Dry Hand driers
 - 3 x Exhaust Fans – Fantech 4" Exterior Duct Wall Mount (or equivalent)
- Plumbing
 - 1 x men's white toilet & Urinal, 2 x women's white toilets, 1 x ADA toilet
 - 3 x wall hung white ceramic double sinks (or equivalent)
 - 3 x Faucets with lever handles (or equivalent)
 - 3 x 3" Floor Drains
 - 1 x 4 gallon electric water heater & pan
 - Sloan valves or equivalent will be utilized (manual with lever and / or push buttons)



Additional Specifications

Concession

- 2 x Sinks – stainless steel or similar
- Counter for food preparation & Storage
- Single floor drain
- *Refrigeration / freezing, electric stove will be provided by Customer.*

Bathroom

- Fixtures
 - 4 x 36" Grab Bars
 - 4 x Surface Mounted Twin-Hide-A-Roll Toilet Tissue Dispenser
 - 3 x Stainless Steel Frame Mirror - Tempered Glass
 - 3 x American Accessories South Dakota Series Horizontal Tank Soap Dispenser (or equivalent)
 - Toilet Partitions – Hard Plastic – 1 Stall and 1 Urinal (men's), 2 Stalls (Women)
 - 3 x Electric Fast Dry Hand driers
 - 3 x Exhaust Fans – Fantech 4" Exterior Duct Wall Mount (or equivalent)
- Plumbing
 - 1 x men's white toilet & Urinal, 2 x women's white toilets, 1 x ADA toilet
 - 3 x wall hung white ceramic double sinks (or equivalent)
 - 3 x Faucets with lever handles (or equivalent)
 - 3 x 3" Floor Drains
 - 1 x 4 gallon electric water heater & pan
 - Sloan valves or equivalent will be utilized (manual with lever and / or push buttons)





Structure Specifications - Internal

Description	Storage	Bathroom	Concession	Office
Insulation	Unconditioned space - Approx R11 walls R14 roof R14 floor	Unconditioned space - Approx R11 walls R14 roof R14 floor	Unconditioned space - Approx R11 walls R14 roof R14 floor	Conditioned space Insulate to R-value Building Code
Flooring	Vinyl plank – wood effect	Epoxy - grey	Epoxy - grey	Vinyl plank – wood effect
Walls	Unfinished – left with studs exposed	FRP Panel – Smooth Finish	FRP Panel – Smooth Finish	Cabinet Grade Plywood (clear coat) – or equivalent - with exposed fasteners
Lighting	LED Strip/Bar x 2	LED Strip/Bar x 3	LED Strip/Bar x 2	4" Black LED recessed lights x 6
Mini-split heating / cooling	No	No	No	Yes

